092.0	0004	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,400 /	671,400
					USE VALUE:	671,400 /	671,400
					ASSESSED:	671,400 /	671,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	URDI ROSARIO/MARY/TRS
Owner 2:	URDI-HEMLOCK ST TRUST
Owner 3:	
Street 1:	102 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	URDI ROSARIO/MARY -
Owner 2:	-
Street 1:	102 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,772 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2155 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6772.000	235,200		436,200	671,400
Total Card	0.155	235,200		436,200	671,400
Total Parcel	0.155	235,200		436,200	671,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.53 | /Parcel: 311.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59652
GIS Ref	
GIS Ref	
Insp Date	10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,300	0	6,772.	436,200	671,500	671,500	Year End Roll	12/18/2019
2019	101	FV	203,000	0	6,772.	442,400	645,400	645,400	Year End Roll	1/3/2019
2018	101	FV	203,000	0	6,772.	330,300	533,300	533,300	Year End Roll	12/20/2017
2017	101	FV	203,000	0	6,772.	299,100	502,100	502,100	Year End Roll	1/3/2017
2016	101	FV	203,000	0	6,772.	286,700	489,700	489,700	Year End	1/4/2016
2015	101	FV	202,000	0	6,772.	243,000	445,000	445,000	Year End Roll	12/11/2014
2014	101	FV	202,000	0	6,772.	230,600	432,600	432,600	Year End Roll	12/16/2013
2013	101	FV	202,000	0	6,772.	219,400	421,400	421,400		12/13/2012

!7524!

PRINT

Date	Time
12/10/20	22:09:08

LAST REV

Date	Time
05/07/19	14:28:08
apro	
7524	

USER DEFINED

Prior Id # 1:	59652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
URDI ROSARIO/MA	47211-293		3/31/2006	Family	99	No	No		
	9845-527		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Info At Door	372	PATRIOT
1/25/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6772		Sq. Ft.	Site		0	70.	0.92	5									436,212						436,200	

Total AC/HA:	0.15546	Total SF/SM:	6772	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	436,212	Spl Credit		Total:	436,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK/GR		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98882204
Adj $ / SQ:	126.816
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319619
Depreciation:	84379
Depreciated Total:	235239

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

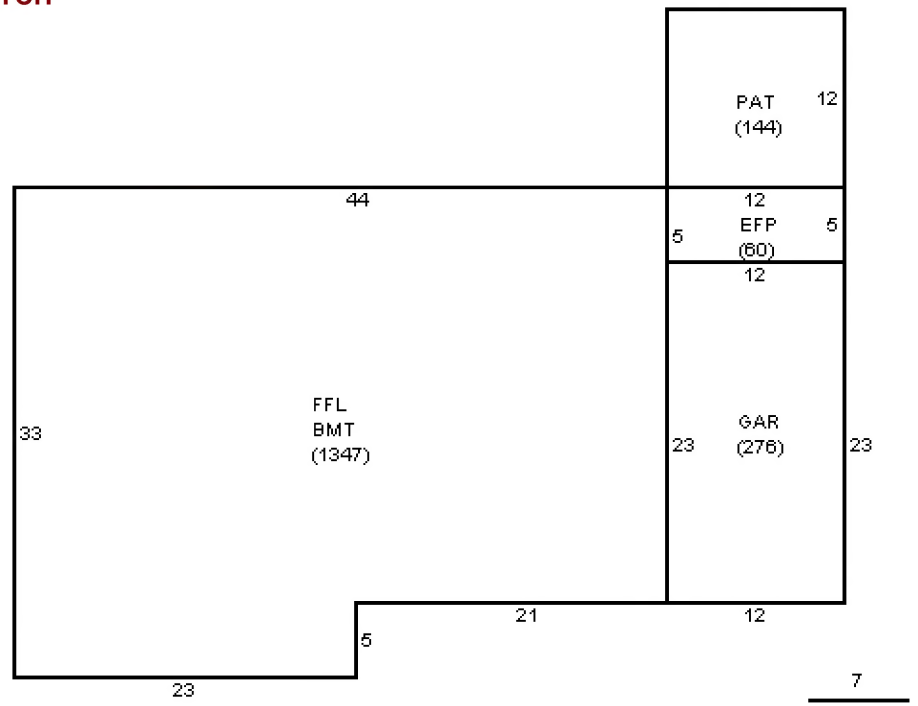
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.82
Special Features:	0	Val/Su Net:	74.10
Final Total:	235200	Val/Su SzAd	174.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,347	52.880	71,233
FFL	First Floor	1,347	126.820	170,822
GAR	Garage	276	23.790	6,566
PAT	Patio	144	4.800	691
EFP	Enclos Porch	60	71.790	4,307
	Net Sketched Area:	3,174	Total:	253,619
Size Ad	1347	Gross Are	3174	FinArea 2155

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

092.0-0004-0007.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	